



Proceedings of the

Alaska

2008 Regional Housing Summit

Sharing our Successes: Tribes Building New Relationships to Solve Housing Needs

April 9 - 10, 2008
Anchorage, Alaska

Sponsored by:
Office of Native American Programs
Office of Public and Indian Housing
U.S. Department of Housing and Urban Development

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The success of the 2008 Alaska Regional Indian Housing Summit would not have been possible if it were not for the many individuals and groups that devoted their time and resources to the project. For this reason, the U.S. Department of Housing and Urban Development's Office of Native American Programs (ONAP) would like to extend its appreciation and gratitude to those involved.

The people who are listed below served on the Summit Planning Committee and provided valuable input throughout the planning process. Therefore, we are acknowledging them for sharing their time to participate in teleconferences and providing creative ideas. Their dedication to Native housing, community, and economic development is greatly appreciated.

The members of the Summit committee are presented below.

Summit Planning Committee	
Name	Organization
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Olen Harris	North Pacific Rim Housing Authority
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Special appreciation is extended to:

Alaska Native Heritage Center

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DISCLAIMER

The contents of this document represent the recorded results of the Alaska Regional Summit with summaries developed by the four breakout teams. The document is a summary of participant issues, ideas, and discussions and does not represent the official policy or position of the U.S. Department of Housing and Urban Development.

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REGIONAL SUMMIT OVERVIEW

The Alaska Regional Summit was the fourth of six Regional Summits held in the spring of 2008. The Summit was held in Anchorage, Alaska on April 9-10, 2008. Information and results from the six Regional Summits will be used to prepare a Consolidated National Report and Action Plans.

Concept

The concept behind the HUD/ ONAP Regional Summits is the sharing of knowledge between those actively involved in Indian Country housing. Recognizing the internal wealth of wisdom pertaining to housing goals, problems, and solutions; the Summits were designed to provide settings that facilitate the articulation, discussion and recording of this wisdom.

Attendance

Many participants attended the Alaska Regional Summit, including representatives from Tribal housing organizations, Tribal leaders and other Tribal officials, staff from Federal agencies, and individuals from the private and not-for-profit sectors.



Attendees At Opening Plenary Session

Breakout Tracks

Working with the Tribes from Alaska, four interrelated tracks were identified to be addressed at the Summit:

- 1) Basics of Housing Development;
- 2) Leveraging;
- 3) Housing as Economic Development; and
- 4) Tribes/TDHE and Tribal Members as Landlords.

Summit participants selected one of four topics/tracks and, working in breakout teams, a) discussed their thoughts on creating the vision, i.e., identifying the goals, for their

designated track; b) identified, discussed, and prioritized barriers and impediments; and c) developed strategies and action plans to overcome the problems and barriers identified. Facilitators worked with each breakout team to promote the active involvement of each participant and support staff recorded the key points offered by the respective groups. Following each breakout, participants reported their work at plenary sessions.

This document summarizes the proceedings of the Alaska Regional Summit. It includes reference documents, such as the Summit Agenda and the Participant List, as well as breakout summaries (organized by track), among other pertinent information.

Cross-cutting Themes

Throughout the Alaska Regional Summit, participants engaged in discussions that focused on creating vision, sharing successes, identifying barriers, and generating strategies and action plans to overcome the barriers identified. As the discussions unfolded, several cross-cutting themes emerged:

- ***Community Capacity***

The need to engage and involve the community was a recurring theme at the Alaska Summit. Participants discussed their desire to develop community plans and partnerships; and to build internal capacity by establishing partnerships and expanding education.

- ***Education***

Participants consistently cited the need for education. In particular, financial literacy, education on housing programs, and knowledge about home ownership was deemed important.

- ***Funding***

The need to obtain funding was heard throughout Summit discussions. Participants emphasized the importance of learning about funding programs, leveraging and combining program funds, and resolving conflicts between program requirements.

- ***Energy Efficiency***

Participants discussed using alternative energy sources, e.g., living green. They acknowledged that Native communities need more education on energy efficiency.

PARTICIPANT COMMENTS AND OBSERVATIONS

Participants of the Alaska Regional Summit were encouraged to provide feedback on the process and content of each track. Comments were captured on evaluation forms. The following comments were taken from the evaluations collected.

--It's hard to facilitate a discussion with housing authorities and Tribes. Good job trying to pull all of our goals, processes and strategies together. Thank you very much.

--Enjoyed the topics that were discussed.

--I like the idea of "self help" that was discussed in the session. Government would buy the material and the Tribe [would] build the house with volunteer help from the home owner.

--Great Job!

--This was an interesting format and method of having a summit—probably one of the most informative and productive.

--Please know that this conference really helped me understand the challenges our staff meet every day in their work.

--Helped me to better understand my role as commissioner.

--Thank you very much for your work and consideration in serving all those that need safe, affordable housing.

--Excellent summit to learn about housing needs, issues, and different aspects of housing.

--Great! Everybody worked well together.

--Good input throughout.

--Very interesting and good input of Tribes around the state, HUD staff, and people linked to this workshop.

--Enjoyed overall session, went well with what I do.

INTRODUCTION

The Office of Native American Programs (ONAP), Office of Public and Indian Housing, U.S. Department of Housing and Urban Development (HUD) convened stakeholders on April 9 -10, 2008, for the Alaska 2008 Regional Housing Summit in Anchorage, Alaska. This document describes the goals of the ONAP Regional Summits, outlines the Regional Summit process, and summarizes the breakout discussions of attendees for each of the four designated Summit tracks. Additionally, the Summit Agenda, Participant List, and other related documents are included.



Alaska Native Heritage Center Dancers

A. Goals of the ONAP Regional Summits

The 2008 HUD/ONAP Regional Summits were held in each of its six regions (Eastern/Woodlands, Northern Plains, Northwest, Southern Plains, Southwest, and Alaska).

After each of the Regional Summits, a summary will be distributed to the participants detailing the activities of the Summit as well as the action plans created in each breakout session. This document will serve as a reference to the participants, individuals, Tribes, groups in other ONAP regions, and other stakeholders in housing and development. More importantly, it will promote the goal of further participation and strategy implementation at the regional level.



Wayne Mundy, Alaska ONAP Regional Administrator

B. The Regional Summit Process

Essential to the Regional Summits is the involvement from Tribes and other key stakeholders. Tribes, Tribal housing programs, and Tribally Designated Housing Entities (TDHEs) provided input for each regions breakout track. Strategies and action plans are derived from the shared experience, expertise, and wisdom from Tribal leaders, program staff, and Tribal members. The promotion of these strategies and action plans ensure the continued expansion of safe, affordable housing options in Alaska.



Figure 1. Summit Tracks

During the Alaska Regional Summit, participants first attended a plenary session that included welcoming remarks from varied stakeholders and an overview of the Summit goals, objectives, procedures, and agenda. Stakeholders involved in the plenary session included the following (in order of appearance):

- Wayne Mundy, Alaska ONAP Administrator
- Mark Charlie, Deputy Director, AVCP Regional Housing Authority
- Colleen Bickford, Alaska Field Office Director
- Rose Ellis, Co-Director, Center for Excellence for Alaska Marketplace, Alaska Federation of Natives
- Rodger Boyd, Deputy Assistant Secretary, HUD Office of Native American Programs

Then, upon receiving instruction on the structure and protocol of the breakout sessions, participants selected one of four track options to participate in throughout the Summit. For the balance of the Summit, participants attended breakout sessions, each of which was immediately followed by a plenary session that allowed a representative(s) from each

track to present a summary of his/her team's discussions, results, and achievements to the larger group. The breakout sessions for the Alaska Summit included:

- Creating the Vision and Sharing Success.
- Identifying Barriers and Impediments.
- Strategies and Action Plans.

The Summit concluded with a final plenary session entitled *Taking the Message Home* that highlighted cross-cutting themes and next steps. This session was followed by the *Open Forum*, which provided an opportunity for participants to present additional ideas, concerns, and/or final thoughts.

C. Summary of Breakout Tracks

Each breakout team began by identifying the respective needs and goals pertaining to its track. Next, the breakout teams identified barriers/impediments to meeting the needs and goals and associated problems. Finally, each breakout team developed strategies and action plans to overcome the barriers identified and presented these during plenary sessions to all attendees.

D. Evaluations

In a continued effort to assess the quality of the Alaska Regional Summit, each participant received an evaluation form in order to capture quantitative data for the following:

- Content Score (Objectives Were Achieved; Content Was Relevant to Job; Subject Matter was Well Organized; Materials Were Suitable; Length of Course Was Appropriate; and Level of Difficulty Was Appropriate)
- Facilitator / Presenter Score
- Facilities Score, and
- Region Total Average Score.

Scores were assessed using a 1 – 5 scale, with 1 being the lowest score.

Overall average scores for Alaska Regional Summit are indicated in the chart below.

<u>Alaska Region Summary</u>	
Average Content Score	4.08
Average Facilitator/Presenter Score	4.50
Average Facilities Score	3.99
Region Total Score Average	4.19

TRACK 1

Basics of Housing Development

Track 1 participants discussed how Tribes handle the basic management practices of housing development and reviewed essential housing policies, practices, ordinances, assessment tools, and organizational structures.



Presentation by Track 1 Team Member

A. Track 1: Basics of Housing Development – *Creating Vision and Sharing Success*

In the *Creating Vision and Sharing Success* breakout session, Track 1 participants identified four goals related to basics of housing development. The first goal cited was the creation of sustainable affordable housing. Specifically, Track 1 participants referenced a need for subsidized, mixed use housing. The group discussed energy efficiency as the second goal related to housing development. They discussed alternative energy sources and brainstormed low income resources. For the third goal, participants expressed a need to generate community buy-in, including creating a local vision, engaging local providers, capitalizing on new technology to reach progressive audiences, and involving the local workforce. Track 1's fourth goal was to identify partners to assist with housing development. Among the potential partners mentioned included Tribes and other role models, as well as funding partners.

B. Track 1: Basics of Housing Development – Identifying Barriers and Impediments

During the second breakout session, *Identifying Barriers and Impediments*, members of Track 1 identified obstacles related to the goals identified in the previous breakout session. Barriers to creating sustainable affordable housing included the state of the local economy, lack of funding, the need to acquire land and infrastructure, and a need for housing management capacity. In addition, participants felt that NAHASDA regulations needed more flexibility with mixed rules when working with other agencies. In discussing the goal of energy efficiency, Track 1 participants cited lack of education, knowledge, and confusion about Green issues and energy efficiency as major barriers. Lack of finances, coupled with freight and fuel costs were also seen as problematic. For their third goal, community buy-in, participants felt that lack of education and training, lack of trust/credibility, and lack of capacity were impediments to community members' involvement and buy-in. Finally, Track 1 participants cited communication, lack of funding, lack of understanding of regulations, and timing of funding cycles for different programs as barriers to identifying partners.

C. Track 1: Basics of Housing Development – Strategies and Action Plans

Track 1 participants brainstormed solutions to overcome the barriers they identified. Strategies/action plans per each topical area are provided below:

1. Create Sustainable Affordable Housing Solutions:
 - Establish written policies to allow for program targeted population and alternative design.
 - Establish Tribally determined wage rates to best suit the Tribes needs and to allow for more self-help within a NAHASDA program and the Villages.
 - Look to existing homes to allow for expansion and utilize the IHP to meet the families expanding needs.
2. Energy Efficiency Solutions:
 - Develop a program designed to educate.
 - Provide hands on training.
 - With alternative energy systems, provide the necessary training to maintain the systems.
 - Define what energy sources are available and find how to capture the energy for use.
 - Petition funding agencies to assist in the development of alternative energy sources and finance projects.
 - Evolve a program to include high school and younger school students.

- Participate in the Tribal Energy Conference in Anchorage, scheduled for April 2008.
- Communicate the Village needs for alternative energy and the management training program through this forum/conference to the State and Federal government.
- Develop a financing structure to allow moderate income families to benefit from alternative energy loans.

3. Community Buy-in Solutions:

- Utilize self-help programs through USDA and NAHASDA.
- Educate and provide for community financial literacy training to allow for mindset change.
- Provide resources and information to allow for local training for the local community (grant writers).
- Train the trainer programs.

4. Identify Partners Solutions:

- Lobby NAIHC with the request for permanent change to allow for self-help written into NAHASDA.
- Identify potential Youth Build partnerships to provide youth construction education and potential new home construction.
- Work with CCHRC and other role model organizations as mentors.

D. Track 1: Basics of Housing Development – Evaluation Results

Track 1 participants provided feedback on the Summit breakout sessions through an evaluation form that was distributed and collected at the end of the last breakout session. Participants rated questions on a scale of 1 to 5 with 5 being the highest rating. Results are below:

Objectives Were Achieved	4.4
Content Was Relevant to Job	4.3
Subject Matter was Well Organized	4.5

TRACK 2

Leveraging

Track 2 participants created strategies and action plans to increase the number of homes built with leveraged funds from NAHASDA block grants with low income housing tax credits, Title VI loans, 184 loans, USDA programs, and other conventional financing mechanisms.

Track 2: Leveraging – **Creating Vision and Sharing Success**



Carol Shade, Bristol Bay Housing Authority

In the *Creating Vision and Sharing Success* breakout session, Track 2 participants first shared their ideas for goals related to leveraging funds for Native housing. Then each of the presenters shared experiences, successes, and goals for leveraging. Among the common themes offered by the participants and the presenters included leveraging with Title VI, utilizing NAHASDA funds, and combining funding sources. Track 2 participants decided to focus their efforts on the following five goals:

1. Build more affordable housing using leveraged financing.
2. Develop administrative capacity pertaining to leveraging sources, sustainable operations, and technical aspects.
3. Harmonize the requirements for different programs and funding sources.
4. Coordination of housing and infrastructure.
5. Establish sources of funding to finance debt repayment and operations as needed due to fluctuations in operating costs and rental income.

A. Track 2: Leveraging – **Identifying Barriers and Impediments**

During the second breakout session, *Identifying Barriers and Impediments*, members of Track 2 identified barriers to meeting the goals identified in the previous breakout session.

For the first goal, Track 2 participants generated a list of barriers to building affordable housing using leveraged financing. Among the barriers cited include items such as increasing construction costs, land issues, funding delays, lack of strategic planning,

RUBA sustainability requirements, and difficulty in serving Tribal members in a non-Native community.

In regards to the second goal, Track 2 participants brainstormed barriers to developing administrative capacity. Among the items generated as barriers included staff turnover; lack of inspectors, appraisers, electrical/mechanical administrators; inaccessibility in terms of leveraging information; and strict Federal requirements with no flexibility in regulations.

In discussing barriers to harmonizing the requirements for different programs and funding sources, Track 2 participants found conflict between program requirements, lack of communication and coordination between programs, and the inability to rent IHS equipment as impediments.

Noting that there was no mechanism to coordinate housing with infrastructure development, coupled with the fact that there was a lack of comprehensive, long range, community planning, Track 2 participants felt that coordination of housing and infrastructure was difficult.

Finally, in discussing barriers to establishing sources of funding to finance debt repayment and operations due to fluctuations in operating costs and rental income, participants said two major impediments included the inability to control rental income, utility, and other operating costs; and long term dependence on housing programs by assisted families.

B. Track 2: Leveraging – Strategies and Action Plans

Track 2 participants discussed solutions to overcome the barriers they identified. Strategies/action plans per each topical area are provided below:

1. Solutions for building more affordable housing using leveraged financing:
 - Develop strategic community plans and partnerships.
 - Network with Tribes and local agencies.
 - Agencies and stakeholders involved with the project will coordinate with the community to support affordable housing and infrastructure.
 - Organize a conference with the affected community to develop solutions.
 - Hold conferences to explore insurance information and ways to reduce costs.
 - Facilitate change in law restricting use of AMERIND insurance.
 - Fuel cost equalization plan.
 - Reduce or subsidize transportation and energy costs.
 - Lobby elected officials for funding that is inflation adjusted and for additional funding.

2. Solutions to developing administrative capacity pertaining to leveraging sources, sustainable operations, and technical aspects:
 - Create degree program related to housing development through universities.
 - Centralized website to disseminate housing, energy, leveraging and building technology information.
 - Lobby elected officials for specific changes to statutory requirements.
3. Solutions for harmonizing the requirements for different programs and funding sources:
 - Interagency and housing service provider meeting to standardize and streamline program requirements.
4. Solutions for coordinating housing and infrastructure:
 - Have a roundtable with housing, infrastructure, and political leadership to help facilitate effective coordination.
5. Solutions for establishing sources of funding to finance debt repayment and operations as needed due to fluctuations in operating costs and rental income:
 - Flexibility in establishing rent payments.
 - Evaluate ways of increasing funding to operate housing developed with NAHASDA.
 - Develop program to subsidize energy costs.
 - Allow regions to determine utility allowances to create incentives.

In addition to the solutions above, the following were among the additional strategies offered:

- Have Tribes lobby Congress for statutory changes.
- Utilize 8(a) contracting vs. procurement policy.
- Increase overall NAHASDA funding and adjust for inflation.
- Develop website for sharing housing information, including designs, templates, energy ideas (use CIHA website as model).

C. Track 2: Leveraging – Evaluation Results

Track 2 participants provided feedback on the Summit breakout sessions through an evaluation form that was distributed and collected at the end of the last breakout session. Participants rated questions on a scale of 1 to 5 with 5 being the highest rating. Results are below:

Objectives Were Achieved	4.3
Content Was Relevant to Job	4.3
Subject Matter was Well Organized	4.3

TRACK 3

Housing as Economic Development

Track 3 participants discussed housing construction activity as a means for economic opportunity. Participants shared ideas and strategies for creating affordable homes and boosting economies with housing activity.



Presentation During Plenary Session

A. Track 3: Housing as Economic Development – Creating Vision and Sharing Success

In the *Creating Vision and Sharing Success* breakout session, Track 3 participants shared their ideas for goals related to housing as economic development. For the first goal, participants identified a need to develop sustainable and economically viable communities and families by using current projects with resources to leverage other economic development goals, using effective energy use, and employing local Tribal contractors. The second goal cited was education. During their discussion, participants stated a need for training, partnership opportunities, program compliance, and a need to identify potential resources. For the goal to develop capacity, discussions focused on programs that are cost efficient, partnerships, program startup and operations, and using local Tribal contractors. The fourth and final goal identified was to identify programs with element(s) of economic development.

B. Track 3: Housing as Economic Development – Identifying Barriers and Impediments

During the second breakout session, *Identifying Barriers and Impediments*, members of Track 3 identified barriers to meeting the goals identified in the previous breakout session.

Resource limitations were the biggest barriers cited for developing sustainable and economically viable communities and families. Specifically, Track 3 participants discussed funding needs for land, bonding, capital, and training and assistance. In regards to the goal of education, participants noted social barriers that included local politics, cultural issues, and overcoming the stigma of “affordable” and “low income.” Location/logistics related barriers were viewed as most problematic in meeting the goal of developing capacity. Specifically, high transportation costs, energy/utility costs, infrastructure costs, and a lack of jobs were viewed as impediments to developing capacity. For the goal of identifying programs with element(s) of economic development, participants discussed partnership barriers, including lack of agency coordination and cooperation; and an inability to combine NAHASDA with economic development.

C. Track 3: Housing as Economic Development – Strategies and Action Plans

Track 3 participants discussed solutions to overcome the barriers they identified. Strategies/action plans per each topical area are provided below:

1. Solutions for developing sustainable and economically viable communities and families:

Resource Development:

- Comprehensive regional organization plan.
- Needs assessment.
- Funders forum.
- Mentorship program for like professions.
- Regional approach to job training and employment.
- Pre high school/career education.
- Expansion and coordination of regional conferences/training to include breakout sessions.
- 8(a) development leveraging.
- Increase utilization of funds available.

2. Solutions for education:

Co-competition (Cooperation with competition):

- State information/communication system.
- Best practices.
- Models of success.
- Newsletter.
- Training.
- Video conference/education.
- Center for Housing/Economic Development.
- Economic incubator models.
- Regional/Village corporation coordination.
- Build stronger partnerships.
- Hire and retain qualified staff.

3. Solutions for developing capacity:

Organized Advocacy:

- Change NAHASDA regulations to include economic development.
- More training and technical assistance funds for Alaska ONAP.
- Pursue possible HUBZone or other designations.
- Legislative – Regulations, State, Federal
 - Employment/energy plans
- State “local hire” law change.

4. Solutions for identifying programs with element(s) of economic development:

- Time constraints did not allow participants to discuss strategies/action plans for identifying programs with element(s) of economic development.

D. Track 3: Housing as Economic Development – **Evaluation Results**

Track 3 participants provided feedback on the Summit breakout sessions through an evaluation form that was distributed and collected at the end of the last breakout session. Participants rated questions on a scale of 1 to 5 with 5 being the highest rating. Results are below:

Objectives Were Achieved	4.3
Content Was Relevant to Job	4.4
Subject Matter was Well Organized	4.3

TRACK 4

Tribes/TDHE and Tribal Members as Landlords

Track 4 participants discussed challenges to building subsidized rental units and shared creative solutions to assist families not positioned for homeownership.



Presentation by Track 4 Team Member

A. Track 4: Tribes/TDHE and Tribal Members as Landlords – Creating Vision and Sharing Success

In the *Creating Vision and Sharing Success* breakout session, Track 4 participants shared their ideas for goals related to Tribes/TDHE and Tribal members as landlords. The following goals were identified:

1. Create affordable homes (by leveraging and offering energy efficient units).
2. Education (that starts early and includes educating the community on credit/rental/ownership issues).
3. Reauthorization of NAHASDA (including elimination of the 30% income rule, and changes related to transportation costs, utility costs, and construction costs).

B. Track 4: Tribes/TDHE and Tribal Members as Landlords – Identifying Barriers and Impediments

During the second breakout session, Track 4 participants identified barriers to meeting the goals identified in the previous breakout session.

1. Barriers to Creating Affordable Homes:
 - Lack of funds.

- Lack of infrastructure (site control, utilities, roads).
- Shortage of affordable/buildable land.
- Political and Tribal conflicts within the community.
- Conflicting and excessive regulations throughout Federal and State Housing programs (e.g., definition of family and income).
- Lack of qualified program participants (inspectors, vendors, workers, applicants, employees, architects).
- Environmental challenges (erosion, permafrost thawing).
- Short construction season.
- Village population changes (increases and decreases).

2. Barriers to Education:

- Breaking away from legacy programs.
- Housing entity is viewed as a social service entity.
- Lack of funds for education.
- Weather and travel expenses to get to training facility.
- Lack of incentives.
- Lack of educated Policy makers within the community.
- Lack of financial literacy.
- Lack of educated partners.
- Lack of curriculums via partnerships to teach personal finances.
- Lack of credit and financial counselors.
- Lack of culturally specific financial language.
- Lack of understanding “Legal-Eze” for filling out applications, forms, signing leases.
- Lack of support for teaching financial responsibilities to children.

3. Barriers to Reauthorization of NAHASDA:

- Lack of educated Policy makers.
- Lack of understanding of Alaska specific issues (transportation/infrastructure).
- Lack of cohesive Inter-Tribal partnerships.
- Negotiated rule making process.
- Lack of nationwide funding.
- High costs of inflation.
- Lack of funding for sustaining NAHASDA units.

C. Track 4: Tribes/TDHE and Tribal Members as Landlords – Strategies and Action Plans

Track 4 participants discussed solutions to overcome the barriers they identified. Among the strategies/action plans per each topical area are provided below:

1. Create Affordable Homes

Participants discussed ways to secure money and shared funding resources. Among the strategies generated included combining/leveraging funds, sharing skills/resources between Tribes and Villages for grant writing, and developing Community Housing Development Organizations (CHDO's)/Community Based Development Organization (CBDO's). Additional strategies action plans are provided in Attachment 3.

2. Education

Among the strategies/action plans suggested for education included forming partnerships with other stakeholders on a continuing education curriculum, educating Tribal members on how and where to identify financial resources, educating politicians and board members on economic impacts, and developing an inter-agency task force to streamline regulatory/statutory barriers. Additional strategies are provided in Attachment 3.

3. Reauthorization of NAHASDA

During their discussion on strategies to affect reauthorization of NAHASDA, Track 4 participants suggested utilizing the comment periods for resolution making; finding out about legislative forums that are available, inviting leaders to see the issues firsthand, and utilizing the Association of Alaska Housing Authorities through regional representatives.

D. Track 4: Tribes/TDHE and Tribal Members as Landlords – Evaluation Results

Track 4 participants provided feedback on the Summit breakout sessions through an evaluation form that was distributed and collected at the end of the last breakout session. Participants rated questions on a scale of 1 to 5 with 5 being the highest rating. Results are below:

Objectives Were Achieved	4.1
Content Was Relevant to Job	4.1
Subject Matter was Well Organized	4.1

Attachment 1

Agenda

Alaska Regional Housing Summit

“Sharing Our Successes: Tribes Building New Relationships to Solve Housing Needs”

April 9 - 10, 2008

Anchorage, AK

Day 1: Wednesday, April 9th

- 7:00 a.m. Registration
- 8:30 a.m. Plenary Session - Welcome and Opening Ceremonies
- Call to Order - Wayne Mundy, Alaska ONAP Administrator
 - Blessing - Mark Charlie, Deputy Director, AVCP Regional Housing Authority
 - Welcome Speaker - Colleen Bickford, Alaska Field Office Director
 - Traditional Dance Group - Alaska Native Heritage Center
 - Welcome by Wayne Mundy, Alaska ONAP Regional Administrator
 - Guest Speaker
 - Rose Ellis, Co-Director, Center for Excellence for Alaska Marketplace, Alaska Federation of Natives
- 9:15 a.m. Rodger Boyd, Deputy Assistant Secretary, HUD Office of Native American Programs
- 9:30 a.m. Break-out Session Structure and Protocol - Bob Gauthier
- 10:00 a.m. Break-Out Session One - Creating the Vision and Sharing Success (participants select one of four breakout tracks)
- Noon Lunch - On Your Own
- 1:15 p.m. Plenary Session - Team Reports from Session One
-

2:00 p.m. BREAK

2:15 p.m. Break-Out Session Two - Identifying Barriers and Impediments
(participants stay in selected track)

4:00 p.m. BREAK

4:15 p.m. Plenary Session - Team Reports from Session Two

5:00 p.m. ADJOURN

Day 2: Thursday, April 10th

8:30 a.m. Plenary Session

- Recap of Day One - Bob Gauthier

9:00 a.m. Break-Out Session Three - Strategies and Action Plans

Noon Lunch - On Your Own

1:15 p.m. Plenary Session - Team Reports from Session Three

2:30 p.m. BREAK

2:45 p.m. Plenary Session - Taking the Message Home

- Perry Eaton, prominent Alaskan Native Leader

3:15 p.m. Open Forum - Opportunity for participants to present additional ideas/and
or concerns

3:30 p.m. ADJOURN

Attachment 2

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ATTACHMENT 3

Summit Breakout Summaries

2008 HUD ONAP Regional Summit – Alaska Region

Track One – Basics of Housing Development		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
Create Sustainable Affordable Housing <ul style="list-style-type: none"> • Subsidized • Mixed use 	<ul style="list-style-type: none"> • Local economy and funding • NAHASDA Regulations need flexibility with mixed rules when working with other agencies • Housing management capacity • Acquiring land and infrastructure 	<ul style="list-style-type: none"> • Establishing written policies to allow for program targeted population and alternative design • Establishing Tribally determined wage rates to best suit the Tribes needs and to allow for some sort of self-help within a NAHASDA program and the villages • Look to existing homes to allow for expansion and utilize the IHP to meet the families expanding needs
Energy Efficiency <ul style="list-style-type: none"> • Alternative energy sources • Additional low income resources 	<ul style="list-style-type: none"> • Lack of education, knowledge, confusion • Finances • Freight and fuel costs • Basic management capacity 	<ul style="list-style-type: none"> • Develop a program designed to educate • Provide hands on training with alternative energy systems, provide

Track One – Basics of Housing Development		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
		<p>the necessary training to maintain the systems</p> <ul style="list-style-type: none"> • Defining what energy sources are available and finding how to capture the energy for use • Petition funding agencies to assist in the development of alternative energy sources and financing the projects • Evolving a program to include high and younger school students • Participate in the Tribal Energy Conference in Anchorage, scheduled for April 2008 • Communicate the Village needs for alternative energy and the management training program through this forum/conference to the and Federal government • Developing a financing structure to allow moderate income to benefit from alternative energy loans
<p>Community Buy-In</p> <ul style="list-style-type: none"> • Local vision • Local providers 	<ul style="list-style-type: none"> • Lack of education and training • Institutional training for community • Lack of trust - creditability • Lack of capacity 	<ul style="list-style-type: none"> • Utilizing self-help program through USDA and NAHASDA • Educate and provide for community financial literacy training to allow for

Track One – Basics of Housing Development		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
<ul style="list-style-type: none"> • New technology • Local workforce 	<ul style="list-style-type: none"> • Education training 	<p>mindset change</p> <ul style="list-style-type: none"> • Provide resources and information to allow for local training for the local community (grant writers) • Train the trainer programs
<p>Identify Partners</p> <ul style="list-style-type: none"> • Tribal • Funding • Role models 	<ul style="list-style-type: none"> • Communication • Lack of funding • Lack of understanding of regulations • Timing of funding cycles for the different programs 	<ul style="list-style-type: none"> • Lobby NAIHC with the request for permanent change to allow for self-help written into NAHASDA • Identify potential Youth Build partnerships to provide youth construction education and potential new home construction • Work with CCHRC and other role model organizations as mentors

Track Two – Leveraging		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
Build more affordable housing using leveraged financing	<ul style="list-style-type: none"> • Time required to plan and develop leveraged housing which results in higher construction costs • Land issues • Lack of political and community support for affordable housing • Difficulty in serving Tribal members in a non-Native community • Costs and availability of insurance 	<ul style="list-style-type: none"> • Develop strategic community plans and partnerships • Network with Tribes and local agencies • Agencies and stakeholders involved with the project will coordinate with the community to support affordable housing and infrastructure • Organize a conference with the affected community to develop solutions • Conference to explore insurance information and ways to reduce costs • Facilitate change in law restricting use of AMERIND insurance • Fuel cost equalization plan • Reduce or subsidize transportation and energy costs • Lobby elected officials for funding that is inflation adjusted and for additional funding
To develop administrative capacity pertaining to leveraging sources, sustainable operations	<ul style="list-style-type: none"> • Lack of formal training program for housing development 	<ul style="list-style-type: none"> • Create degree program related to housing development through

Track Two – Leveraging		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
and technical aspects	<ul style="list-style-type: none"> • Inadequate financing to support capacity on the Tribal level • No clearinghouse for various leveraging program related information • Inflexible Federal program requirements 	<p>universities</p> <ul style="list-style-type: none"> • Centralized website to disseminate housing, energy, leveraging and building technology information • Lobby our elected officials with specific changes to statutory requirements
Harmonize the requirements for different programs and funding sources	<ul style="list-style-type: none"> • Conflict between program requirements • Lack of communication and coordination between programs • Inability to rent IHS equipment 	<ul style="list-style-type: none"> • Interagency and housing service provider meeting to standardize and streamline program requirements
Coordination of housing and infrastructure	<ul style="list-style-type: none"> • No mechanism to coordinate housing with infrastructure development • Lack of comprehensive, long range, community planning 	<ul style="list-style-type: none"> • Have a roundtable with housing, infrastructure, and political leadership to help facilitate effective coordination

Track Two – Leveraging		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
Establish source of funding to finance debt repayment and operations as needed due to fluctuations in operating costs and rental income	<ul style="list-style-type: none"> • Inability to control rental income, utility, and other operating costs • Long term dependence on housing programs by assisted families 	<ul style="list-style-type: none"> • Flexibility in establishing rent payments • Evaluate ways of increasing funding to operate housing developed with NAHASDA • Develop program to subsidize energy costs • Allow regions to determine utility allowances to create incentives

Track Three – Housing as Economic Development

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
Develop Sustainable & Economically Viable Communities and Families	<p>Resource Limitation</p> <ul style="list-style-type: none"> Funding for: <ul style="list-style-type: none"> *TA *Capital *Land *Bonding 	<p>Resource Development:</p> <ul style="list-style-type: none"> Comprehensive regional organization plan Needs assessment Funders Forum Mentorship program for like professions Regional approach to job training and employment Pre high school/career education Expansion and coordination of regional conferences/training to include breakout sessions 8(a) Development Leveraging Increase utilization of funds available Existing programs
<p>Education</p> <ul style="list-style-type: none"> Programs Partnerships Resources 	<p>Social Barriers</p> <ul style="list-style-type: none"> Careless, incapacity and neglect Local politics Stigma of “affordable” and “low-income” Cultural issues 	<p>Co-competition (Cooperation with competition):</p> <ul style="list-style-type: none"> State information/communication System Best practices

Track Three – Housing as Economic Development

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
		<ul style="list-style-type: none"> • Models of success • Newsletter • Training • Video conference/education • Center for Housing/Economic Development • Economic incubator models • Regional/Village Corporation Coordination • Build stronger partnerships • Hire and retain qualified staff
Develop Capacity <ul style="list-style-type: none"> • Agency • Small Tribe • Tribal contractors • Partnerships 	Location/Logistics <ul style="list-style-type: none"> • Remoteness • High cost of infrastructure • High costs of energy/utilities • High cost of transportation • Lack of industry/jobs *Supplies/Materials 	Organized Advocacy: <ul style="list-style-type: none"> • Change NAHASDA regulations to include economic development • More training and TA funds for AK ONAP • Pursue possible HUBZone or other designations • Legislative– Regulations, State, Fed. <ul style="list-style-type: none"> ○ Employment/energy plans ○ State “local hire” law change

Track Three – Housing as Economic Development		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
Identify Programs with Element of Economic Development	Partnership Barriers <ul style="list-style-type: none"> • Compliance • Lack of agency coordination and cooperation • Mindset that housing is not a priority (F&S) • Inability to combine NAHASDA with economic development 	

Track Four – Tribes/TDHE and Tribal Members as Landlords		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
<p>Create Affordable Homes</p> <ul style="list-style-type: none"> • Energy Efficient Units • Leveraging 	<ul style="list-style-type: none"> • Lack of qualified program participants (inspectors, vendors, workers, applicants, employees, architects, drug free environment etc. in the region) • Short construction season • Lack of funds – Obtaining, Maintaining, Building, Operating etc. (Transportation, Maintenance) • Lack of infrastructures (Site Control, Utilities, Roads Etc.) • High cost of A&E • Shortage of affordable/buildable land • Political and Tribal conflicts within the community • Conflicting and excessive regulations throughout Federal and State Housing Programs (definition of family and income) • Environmental challenges (erosion, permafrost thawing) - short construction season. • Village Population changes (increase and decrease) 	<p>Get Money</p> <ul style="list-style-type: none"> • From Federal, State and Local Government (Grants) • ICDBG • USDA- 502, 504, 515, 523 + Other Contact Gene Kane 271-1414 • BIA (Roads, HIP) • IHS (Sewer and Water) • Mental Health Consortium • Cold Climate Resource Research • Fuel Assistance • Supplemental Development Grant • Direct Appropriations • AHFC • Native Corporations – Land Resources / Financial Partners • Non Profits – RurAL CAP • Develop (CHDO's) Community Housing Development Organization / (CBDO's) Community Based Development Organization • NAHASDA

Track Four – Tribes/TDHE and Tribal Members as Landlords		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
	<ul style="list-style-type: none"> Pride of ownership 	<ul style="list-style-type: none"> Foundations – Denali Commission Rasmussen Foundation Combining Funds / Leveraging Funds – LIHTC, HOME, Title VI, SCHDF, Tax Exempt Bonds, Section 184, Federal Home Loan Bank Etc. Applying for more grants – learning what others are available and how to apply and what strings are attached to funding source. Diversify Developments Low Income – Market Rate Collections – Decrease TARS Share skills / resources between Tribes and Villages for grant writing <ul style="list-style-type: none"> Software Housing Plans
Education <ul style="list-style-type: none"> Educating the community on Credit / Rental / Ownership issues Start in the schools with the young kids 	<ul style="list-style-type: none"> Breaking away from Legacy Programs (Financial Mindset) (Mutual Help etc.) Housing entity is viewed as a social service entity Lack of funds for education 	<ul style="list-style-type: none"> Apply for scholarships and educate your own tribal members to be appraisers, underwriters, architects, etc. Form partnerships with other stakeholders on a continuing education curriculum

Track Four – Tribes/TDHE and Tribal Members as Landlords		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
	<ul style="list-style-type: none"> • Weather and travel expenses to get to training facility • Lack of incentives (carrots) • Lack of educated Policy makers within the community • Lack of financial literacy • Lack of educated partners • Lack of curriculums via partnerships to teach personal finances • Lack of credit and financial counselors • Lack of culturally specific financial language • Lack of understanding “Legal-Eze” for filling out applications, forms, signing leases etc. • Lack of support for teaching financial responsibilities to children 	<ul style="list-style-type: none"> • Convert unused structures (closed schools) into affordable housing units • Educating ourselves on where the financial resources are • Work with the community on a comprehensive local plan • Work with AFN to create some standard procedures on land acquisition • Cooperate with BIA to streamline land conveyance process • Increase Housing Design Portfolio within Cold Climate Research Center – Jack Hebert – attend training • Denser developments with smaller footprints; multi-family complexes • Develop government to government relationships • Educate local politicians and board members on economic impact • Develop inter—agency task force to streamline regulatory/statutory barriers • Actively participate in the Denali Commission

Track Four – Tribes/TDHE and Tribal Members as Landlords		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies & Action Plans
		<ul style="list-style-type: none"> • Utilize tools (aerial mapping) to develop long term planning in areas of flood zone and erosion • Economic development • Require that clients attend Financial Training/Credit Counseling • Community and Parental Support
Reauthorization of NAHASDA <ul style="list-style-type: none"> • Transportation costs • Utility costs • Construction costs • 30% income rule to be eliminated 	<ul style="list-style-type: none"> • Lack of educated Policy makers • Lack of understanding of Alaska specific issues (transportation / infrastructure etc.) • Lack of cohesive Inter-Tribal partnerships • Negotiated rule making process • Lack of nationwide funding • High costs of inflation • Lack of funding for sustaining NAHASDA units • Lack of understanding of Alaska specific issues (transportation / infrastructure etc.) 	<ul style="list-style-type: none"> • Communicate in all public forums. Utilize the comment periods for resolution making etc. Finding out what legislative forums are available. • Invite leaders to see the issues firsthand. Provide tours of successes and struggles within developments. • Use Association of Alaska Housing Authorities through your regional representatives. Get involved. Participate.